

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., OCTOBER 14, 2010
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

Those items with an asterisk () will include consideration of the appropriate environmental document.*

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn @ 12:30 to Conference Room A, located on the 12th floor next to the Council Chambers, and reconvene @ 1:30.

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE COMMISSION SECRETARY AT THE TIME OF THE MEETING.

NOTE: 3 MINUTE TIME PER SPEAKER.

ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.
The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with the Manager's recommendation as stated in the Report to Planning Commission.

ITEM-4: DIRECTOR'S REPORT.

ITEM-5: COMMISSION COMMENT.

ITEM – 6: **VERIZON WIRELESS MESA DE OTAY - PROJECT NO. 124563**
 City Council District: 8 Plan Area: Otay Mesa

Staff: Simon Tse

Verizon Wireless Mesa De Otay – A Planned Development Permit (PDP) and a Conditional Use Permit (CUP) to replace an expired Conditional Use Permit No. 96-0271 for an existing Wireless Communication Facility (WCF) consisting of a 65-ft high monopole. The project is located at 2175 Cactus Road in the Otay Mesa Development District (OMDD) Industrial Subdistrict zone within the Otay Mesa Community Plan. Verizon Wireless will also be installing a new emergency generator alongside the existing monopole. No other changes are being proposed to this existing WCF. The PDP and CUP shall be processed as a consolidated Process 4, Planning Commission decision, appealable to City Council. The project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities).
 Report No. – PC-10-069

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Deny the project.

ITEM – 7: **AMENDMENTS TO THE REDEVELOPMENT PROJECT AREAS**
 City Council District: 4 & 8 Plan Area: Southeastern San Diego
 and Encanto

Staff: Nancy Lytle

Proposed financial merger and other amendments to the redevelopment plans for the central Imperial, Gateway Center West, Mount Hope, and Southcrest redevelopment project areas (collectively, “Proposed Amendments”).

The report and recommendation of the Planning Commission on the consistency of the Proposed Amendments with the General Plan.

Subsequent legislative action will be required by the Redevelopment Agency and City Council to approve the Proposed Amendments.

The Proposed Amendments will impact the four redevelopment project areas located within the Southeastern San Diego Community Planning Area.

Merge the Central Imperial, Gateway Center West, Mount Hope, and Southcrest Redevelopment Project Area into the Southeastern San Diego Merged Redevelopment Project Area (Merged Project Area);

Create a combined tax increment limit and bond indebtedness (“Merged Project Area tax increment cap”) for the Merged Project Area;

To extend the duration of the Redevelopment Plan for the Gateway Center West Component Area of the Merged Project Area and the time limit for the repayment of debt by ten years;

To eliminate the time limit for the incurrence of debt for the Gateway Center West and Central imperial Component Areas of the Merged Area; and

To change the land use provisions in the Redevelopment Plans for each Component Area of the Merged Project Area to incorporate by reference the most recently adopted General Plan, Community Plan and any Specific Plans, as they may be amended from time to time.

Because this action is limited to the Planning Commission’s report and recommendation regarding the conformity of the Proposed Amendments with the General Plan, this action is not considered as a “discretionary project” per CEQA Guideline 15357. The approval of the Proposed Amendments by the City Council and Agency is a discretionary project and will be subject to compliance with Public Resources Code section 21000 et seq.

TODAY’S ACTION IS:

Process 5. Recommendation to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project.